

6/14/10 - Monday, June 14, 2010

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of June 14, 2010

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Kayser, Kaiser, Klinkhammer, Pearson, FitzGerald, Duax

Staff Present: Messrs. Tufte, Noel, Amundson

The meeting was chaired by Mr. Kaiser.

**1. REZONING (Z-1470-10) “ RM to P-Public, Eau Claire County Government Center &
GENERAL SITE DEVELOPMENT PLAN (PZ-1006) “ Eau Claire County Government Center**

Eau Claire County has requested rezoning property from RM to P-Public for the proposed government center facility addition. The location is east of Eau Claire County Courthouse, between First and Second Avenues. A General Site Development Plan has been submitted for the building addition. Existing City Plans, Comprehensive Plan (2005); West Side Neighborhood Plan (1995); and the City Center Plan (1994) all show County courthouse expansions to the east of the current building. The applicant will add 13 additional stalls, for a total 282 compared to 269 existing. Their parking analysis found this should meet the needs of staffing and additional jail visitors. The first floor of the new addition is shown at 2 feet above floodplain elevation. Approval is recommended per the conditions listed in the staff report.

Jim Dunning, County Supervisor and Building Committee Chair, 164 Wold Court, gave a timeline of how the project has progressed since 1991. He stated the jail is currently in noncompliance with the State. There are overcrowding and security risks.

Disa Wahlstrand, with Aryes Associates, noted changes on the site plan. She highlighted the project will be more green (containing better water quality management and parking for bikes and mopeds). Also, she said no pile-driving will occur on-site during construction.

Tom Poweleit, with Venture Architects, addressed the building plans, each floor, and possible expansion. He provided material samples of brick and limestone. He said the project goal is to make the building addition certifiable for Leadership in Energy and Environmental Design.

Kathy Clark, 2014 Linda Lane, stated the referendum showed people want the jail downtown.

Richard Spindler, 1003 E. Tyler Avenue, stated his support and that the expansion plans appear to meet the goals and objectives of the City™s Comprehensive Plan.

Sharyn Moss, 107 Elizabeth Street, stated the expansions plans will hurt the adjacent neighborhood™s character. She thought the building™s size was too large and there is not enough parking proposed.

Jerry Foote, 606 Fourth Avenue, stated the proposal will adversely affect the neighborhood.

Tammy Crotteau, 3021 Irene Drive, stated the project does not meet the spirit of the Comprehensive Plan.

Diane Curtis, 302 W. Grand Avenue, stated there is not enough parking for the size of the project.

Pastor David Irgens stated Grace Lutheran™s Church Council is opposed to the jail expansion. The project needs more land and more parking. Business access will also be a problem.

DeWayne Severson, 550 Riverplace Drive, spoke in support of the proposed project.

Nick Smiar, 320 Broadway Street, stated the referendum mislead voters. The project will have parking problems and the size of the structure is too big, almost double the existing courthouse.

Caroline Roback, 411 Hudson Street, stated the project will negatively impact the neighborhood.

Terry Hayden, 2754 Worbach Drive, stated the project will help improve land values in the immediate area.

Dana Wach, 437 Lincoln Avenue, stated the jail expansion rezoning makes sense because all associated services are located nearby.

Bob Von Haden, 908 Park Ridge Drive, stated the large size of the addition is a concern and there needs to be better planning, such as for parking for possible future floors of the jail.

Ted Barr, 1023 Emery Street, had concerns that the large jail expansion might be for the County to make money off holding inmates from other areas.

Jim Giaolorne, 113 W. Grand Avenue, had issues with the lack of parking proposed.

Sarah Curtis, 1005 Second Avenue, stated the West Grand Business Improvement Districts has concerns over parking and parking along the riverfront.

Ms. Wahlstrand stated a courthouse parking analysis concluded there will be enough parking. Currently during peak times 62 stalls are open, while on average 105 stalls are available.

Mr. Kayser stated he will vote no on the proposal because it impacts the neighborhood too much. The other commissioners stated they will vote in favor of the proposal.

Mr. FitzGerald moved to recommend approval of the request with the conditions listed in the staff report. Mr. Klinkhammer seconded and the motion carried. Mr. Kayser voted nay.

2. CONDITIONAL USE PERMIT (CZ-1007) “ Non-accessory Parking Lot, Eau Claire County & SITE PLAN (SP-1020) “ Parking Lot B, Eau Claire County Government Center

Eau Claire County has request conditional use approval of a non-accessory parking lot in an RM district and approval of the associated site plan. The location is between First and Second Avenues, north of Ann Street. Reconfiguration of First Avenue, Second Avenue, and vacating Ann Street will create a parking lot off-site from the principal building. (See public hearing under the rezoning request.)

Mr. Klinkhammer moved to approve the request with the conditions listed in the staff report. Mr. FitzGerald seconded and the motion carried. Mr. Kayser voted nay.

3. STREET AND ALLEY VACATIONS AND DEDICATION “ Second Avenue, Ann Street, Eau Claire County Government Center

This request is to vacate portions of Second Avenue, Ann Street, and adjacent alleys and to accept the right-of-way for realignments of First Avenue and Second Avenue for County Government Center. The location is in the area east of Eau Claire County Courthouse.

See public hearing under the rezoning request.

Mr. Duax moved to recommend approval the request with the conditions listed in the staff report. Mr. Klinkhammer seconded and the motion carried. Mr. Kaiser voted nay.

4. ZONING (Z-1471-10) “ Zoning Code Amendment, Damaged Landmarks

The code request is to allow repairs beyond the 50% limit by conditional use permit to damaged landmarked residential property with nonconforming uses.

Bob Von Haden, 900 Park Ridge Drive, spoke in support of the proposed ordinance.

Mr. Klinkhammer moved to recommend approval of the ordinance with noted editing changes. Mr. Kayser seconded and the motion carried.

5. CONDITIONAL USE PERMIT (CZ-1006) “ Warehouse in CBD, 415 S. Dewey Street

A request by Hillside Dental has been made to allow a storage facility in the Central Business District. The building has been previously used as a warehouse for many years. The applicant will divide the building into smaller storage bays.

Tom Brennivin, 3902 Patton Street, stated the business is to provide storage opportunity for people living downtown. He will provide landscaping on-site and possible paint the building.

Mr. Kayser moved to recommend approval of the request with the conditions listed in the staff report. Mr. FitzGerald seconded and the motion carried.

6. SITE PLAN (SP-1019) “ BioLife Plasma Services, Commonwealth Avenue

The request is to approve the site plan for a BioLife Plasma Services facility at 4710 Commonwealth Avenue. The site shows a 16,500 sq. ft. building with parking for 136 stalls.

Parking for this type of business is expected to exceed the required 83 stalls. This is due to overlapping of donors and employees during peak times.

The applicant, BKBM Engineers, was not present.

No one spoke in opposition during the public hearing.

Mr. FitzGerald moved to approve the request with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

7. DISCUSSION/DIRECTION

A. Code Compliance Items

Mr. Kayser asked to verify site plan compliance regarding landscaping at 1804 Rudolph Road.

B. Future Agenda Items

Staff will send a landscaping requirement memo to residents living near the Haselwander development off North Crossing. The memo will inform them of the developer™s responsibilities regarding landscape restoration on site.

8. **MINUTES**

The minutes of the meeting of June 1, 2010, were approved.

Joe Seymour, Secretary